

# Case Study

## Marshalls Yard East Road, Co. Dublin

**Client / Developer:** Eagle Street Partners

**Main Contractor:** Bennett Construction

**Structural Engineer:** DBFL Consulting Engineers

**Architect:** O'Mahony Pike Architects

**Sector:** Commercial

**Region:** Leinster

**Year of Completion:** 2026

Kilsaran was pleased to contribute to the delivery of the Marshalls Yard development at East Road, Dublin, a major residential scheme in the North Docklands. The project comprises of 554 apartments across nine buildings, ranging from 3 to 15 storeys, forming a key part of the area's ongoing regeneration. The scale and complexity of the development required a fast and efficient construction programme within a constrained city-centre site. Maintaining programme certainty while managing site logistics and minimising disruption were critical to successful delivery.

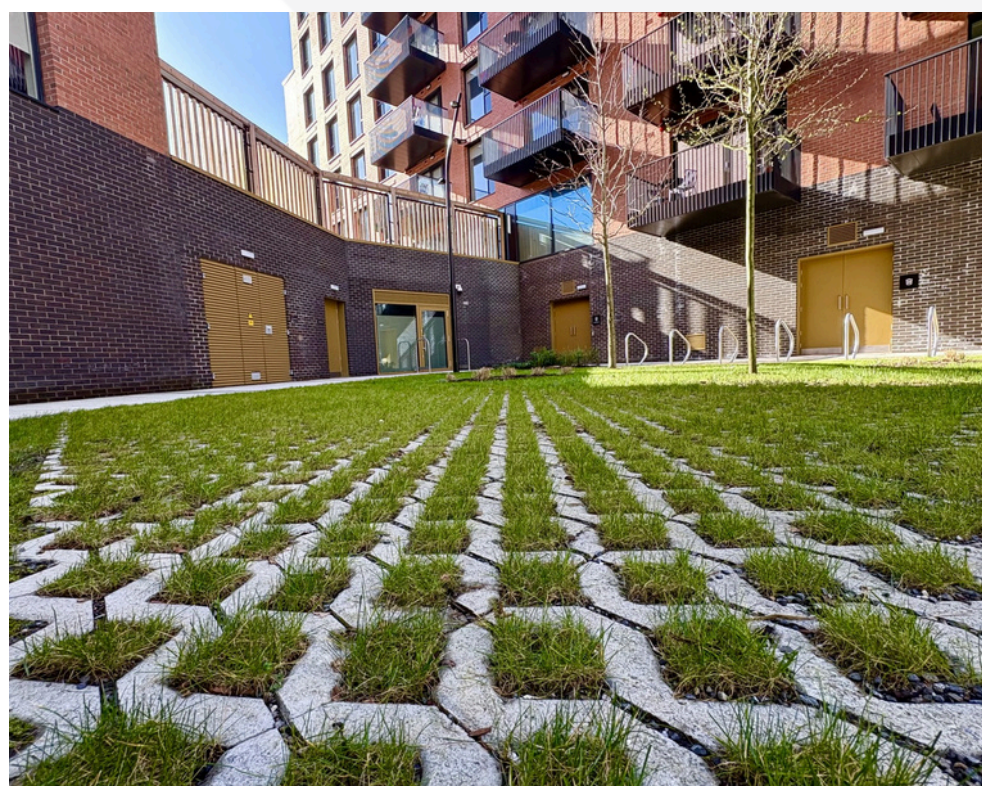
Our Precast business unit delivered a Cross-Wall Solution, brought on board to help de-risk the project and accelerate the construction programme. Our Concrete Products and Aggregates team supplied over 30,500m<sup>3</sup> of Ready-Mix Concrete to site using our electric concrete trucks. They also supplied nearly 50,000 Concrete Blocks and over 125m<sup>3</sup> Trowel Ready Mortar.

Kilsaran supplied the architect specified Ceresit (Henkel) external wall insulation system to the project.

180mm thick Mineral Wall insulation was fixed to the external precast concrete walls and rendered with Ceresit Silicone, to provide a long-lasting durable system with minimum maintenance for years to come.

Our Streetscape System was also used for this project, while our Paving and Walling team supplied our award winning ClimaGrid permeable paving across the external area, supporting effective drainage and contributing to a more sustainable surface finish.

Kilsaran's coordinated delivery across multiple business units ensured a high-quality outcome and further strengthened its long-standing relationship with Bennett Construction on large-scale, complex developments.



## Kilsaran PRODUCTS

### Precast:

- Twin Walls
- Solid Walls
- Hybrid Reinforced Slabs
- Stairs
- Columns
- Beams

### Concrete Products & Aggregates:

- Ready-Mix Concrete
- Concrete Blocks
- Trowel Ready Mortar

### Paving:

- ClimaGrid 600mm x 400mm

### KPRO:

- EWI (External Wall Insulation)
- Streetscape System
- Masonry Mortar